

## Office / Retail for Lease



## 1853-1861 Portage Avenue / Winnipeg, MB

### Office / Retail for Lease

**Total Size:** 953 SF / 1,281 SF / 1,348 SF / 1,416 SF or combinations of: 2,697 SF / 3,650 SF

**Zoning:** C2

**Location Description:** Located in the heart of St. James Village facing South

**Basic Rent:** \$10 per SF per annum

**Additional Rent:** \$3.95 (estimated for 2009)

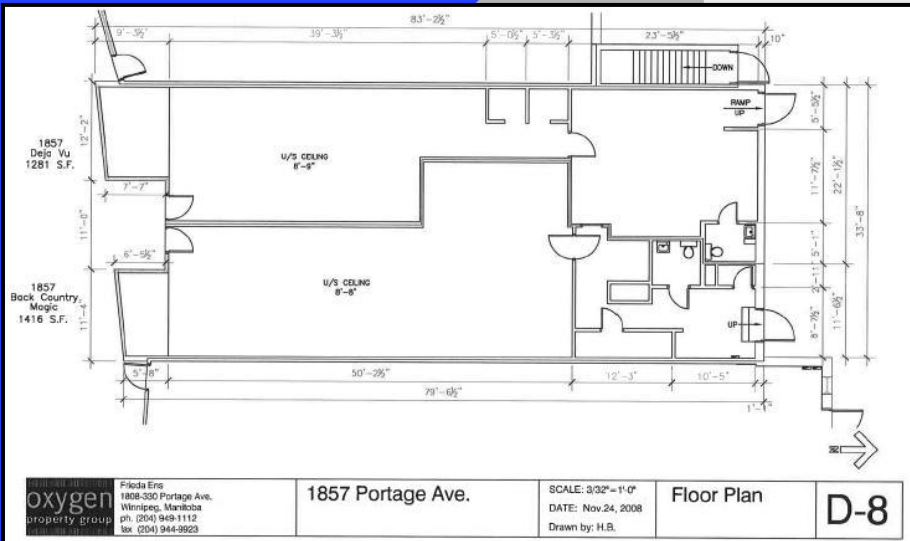
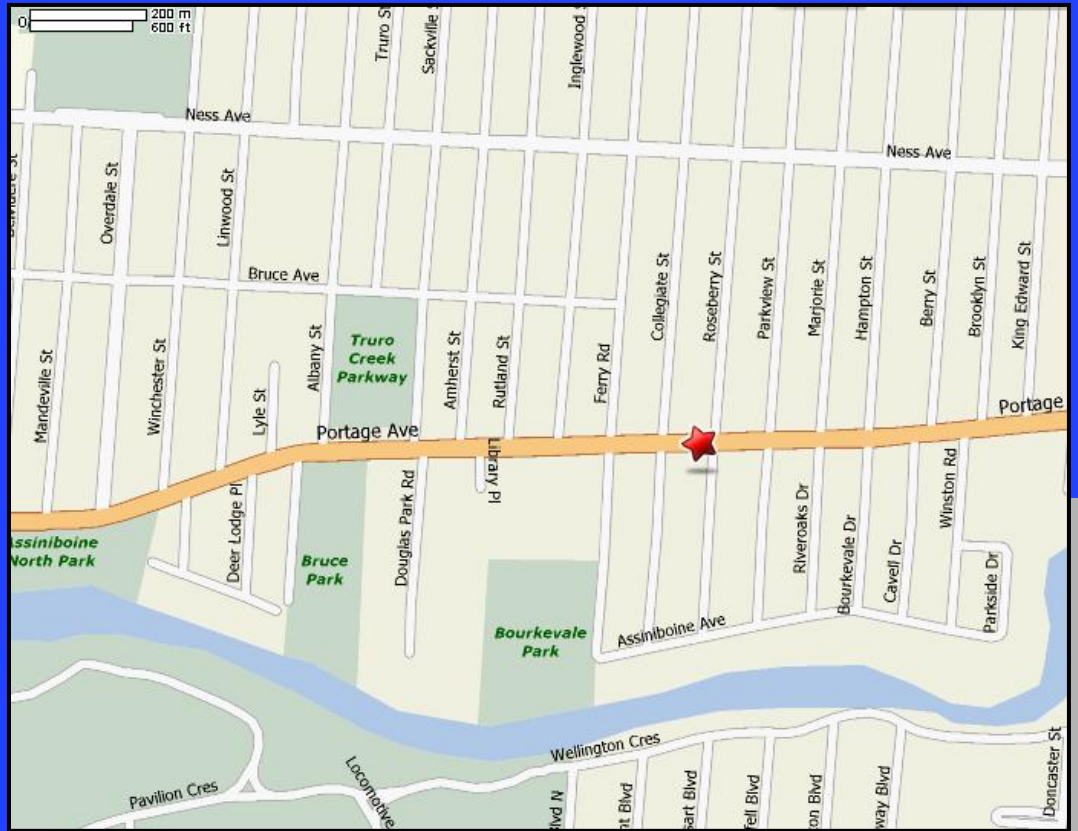
**Property Taxes:** TBA

**Utilities:** TBD

### **Property Description:**

- Wide open retail place, units can be combined.
- Owner may consider subdivision to suit.
- High level of improvements just requires decorating
- The landlord has plans to do a façade upgrade that could include input from the tenant in 2010.





For more information, please contact:

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